



Browns Lane, Knowle

In Excess of £800,000

xact
HOMES



PROPERTY OVERVIEW

Set within a serene neighbourhood, this exquisite property is unique in its offering, presented with a rare advantage of no upward chain. This large detached bungalow is further elevated by its expansive in-and-out driveway, providing convenient access to the double garage.

Boasting a superb layout on a generous plot, this property offers two elegant reception rooms in addition to a welcoming breakfast kitchen, all accessed via a large entrance hallway which beckons residents and guests alike to relax in comfort. The three well-appointed double bedrooms, complemented by two bathrooms, provide a sanctuary for rest and rejuvenation.

As one ventures outdoors, the large landscaped and private rear garden serves as a private oasis, beckoning exploration and moments of tranquillity, perfect for relaxing or entertaining.

While the property exudes charm in its current form, it also presents an exceptional development opportunity for those with a vision. Subject to the necessary planning permissions, the prospective owner has the potential to enhance this distinguished property further, taking advantage of the ample space and prime location.





With its blend of classic elegance and potential for transformation, this property is a rare gem waiting to be discovered. The possibilities are vast, limited only by the imagination of its future inhabitants. An address that offers both a tranquil retreat and a canvas for creativity, this property stands as a testament to quality living and endless opportunities.

Do not miss the chance to make this distinguished property your own – seize the opportunity to own a slice of serene luxury in a coveted location. Explore the possibilities that await within these walls and envision the lifestyle that could be yours in this remarkable residence.

PROPERTY LOCATION

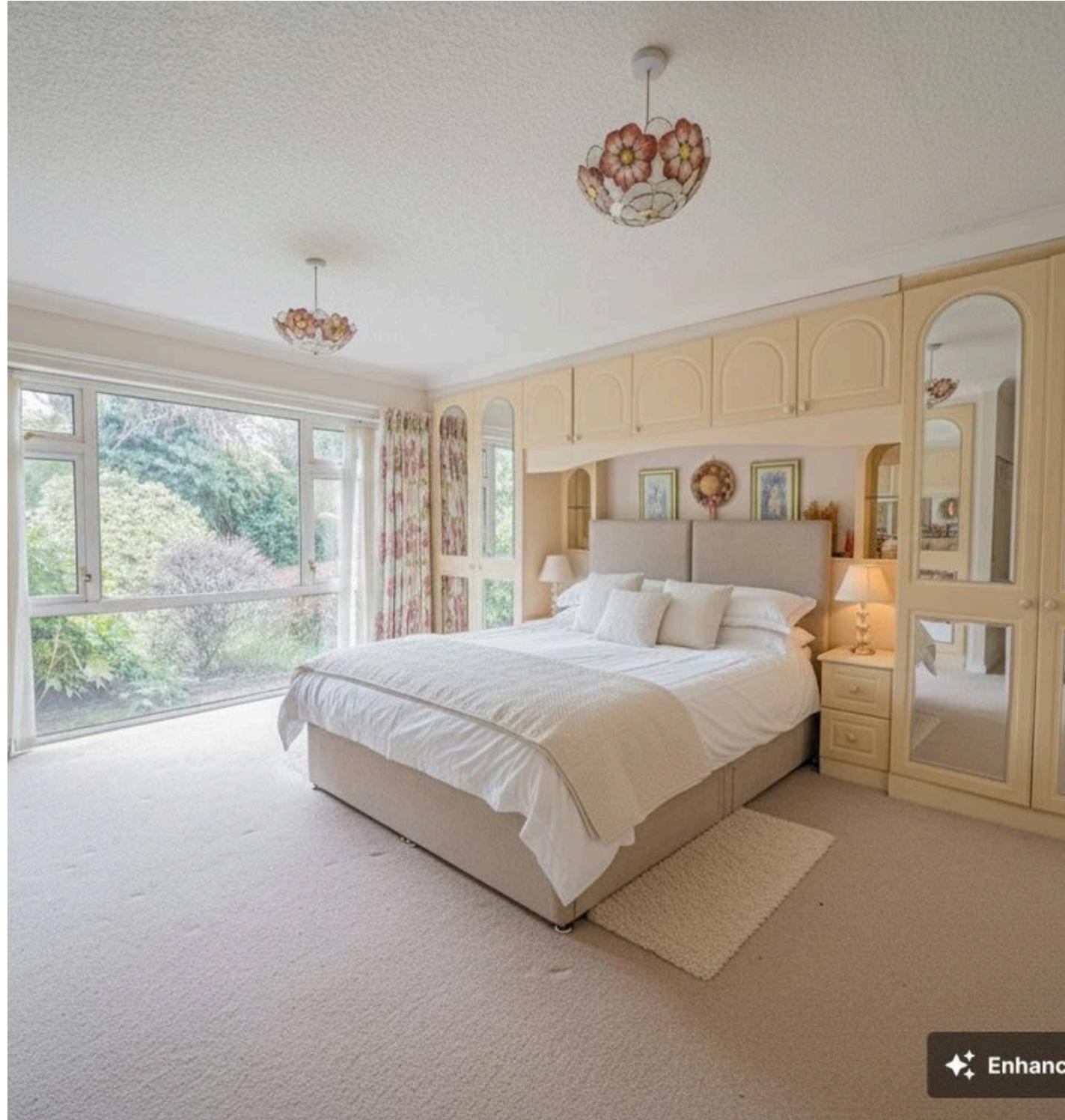
Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: G

Tenure: Freehold



- Offered With No Upward Chain
- Set Behind A Large In-And-Out Driveway With Access To Double Garage
- Large Detached Bungalow Situated On A Substantial Plot
- Two Reception Rooms Plus Breakfast Kitchen
- Three Double Bedrooms And Two Bathrooms
- Large Landscaped Rear Garden
- Outstanding Development Opportunity Subject To Planning Permission



ENTRANCE PORCH

ENTRANCE HALL
WC

DINING ROOM
14' 7" x 11' 4" (4.45m x 3.45m)

LOUNGE
21' 9" x 15' 5" (6.62m x 4.69m)

BREAKFAST KITCHEN
16' 1" x 8' 2" (4.89m x 2.50m)

PRINCIPAL BEDROOM
14' 8" x 12' 3" (4.47m x 3.73m)

ENSUITE
10' 0" x 7' 7" (3.04m x 2.30m)

BEDROOM TWO
16' 5" x 10' 3" (5.01m x 3.13m)

BEDROOM THREE
12' 0" x 11' 3" (3.65m x 3.42m)

SHOWER ROOM
8' 1" x 6' 8" (2.47m x 2.03m)

INTEGRAL GARAGE
18' 11" x 16' 11" (5.76m x 5.16m)

TOTAL SQUARE FOOTAGE
202.0 sq.m (2170 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES
LANDSCAPED GARDEN



ITEMS INCLUDED IN THE SALE

Sold as seen

ADDITIONAL INFORMATION

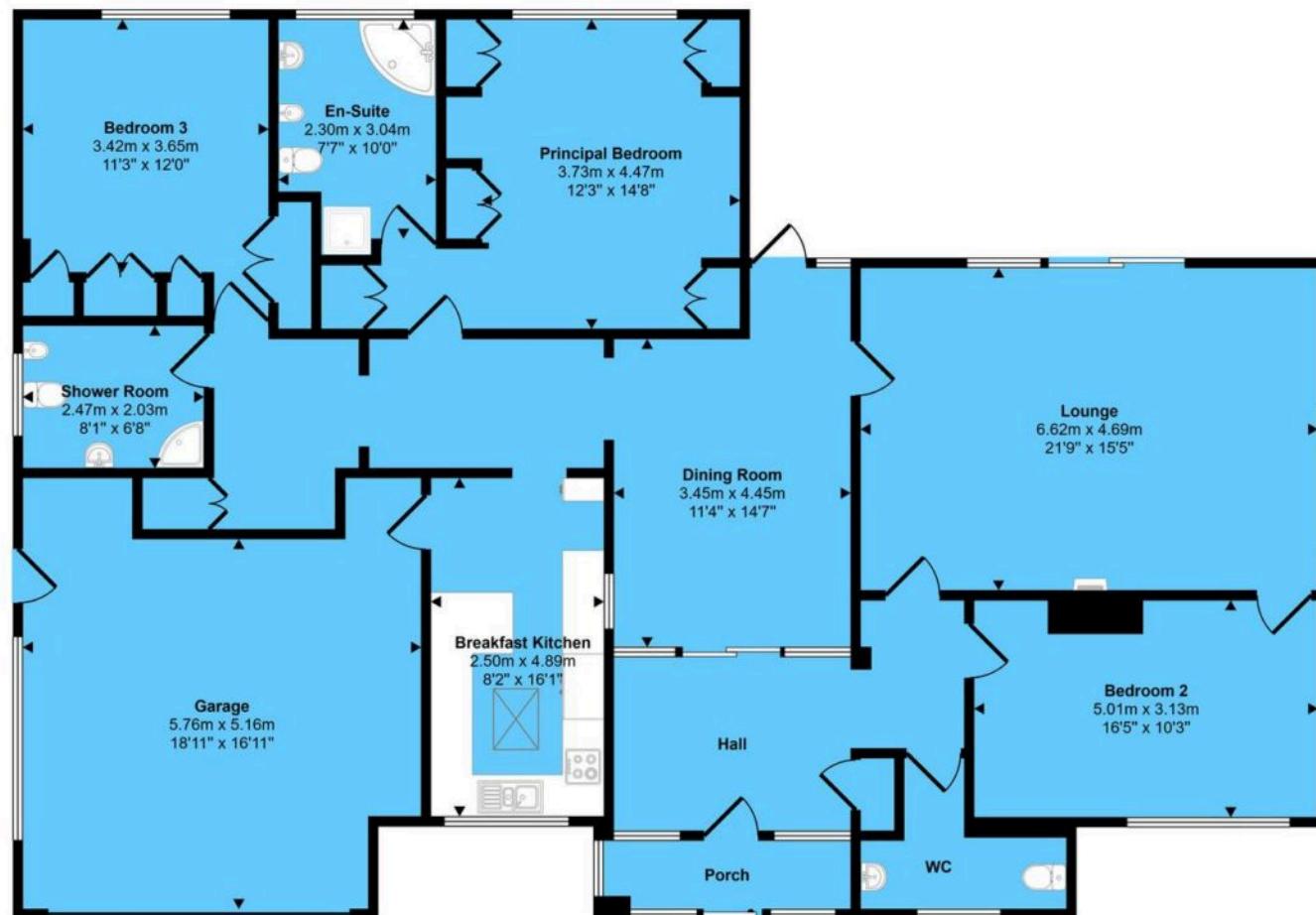
Services – direct mains water, sewers and electricity. Broadband – FTTC (fibre to the cabinet). Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
202 sq m / 2170 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES